LOT 5 BLOCK 7 LAKE FOREST S/D
UNIT 3.

STEWART KEVIN J
580 SW SIESTA PL
LAKE CITY, FL 32025

2026

06-4S-17-07911-000

BUILDING CHARACTERISTICS

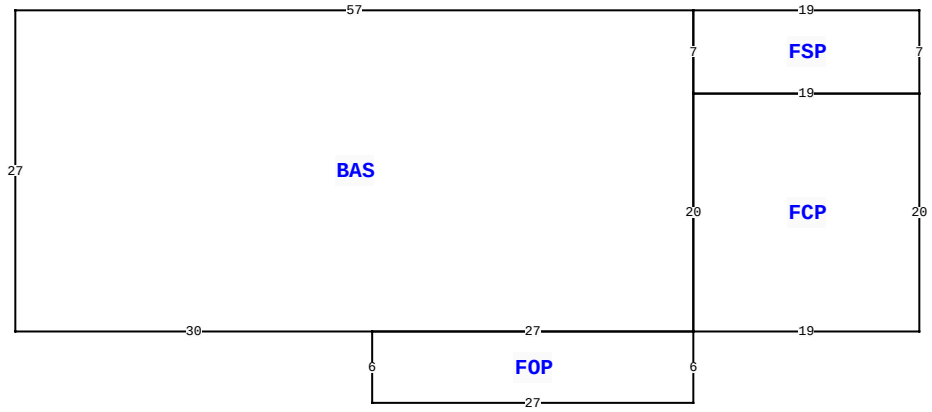
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100		1,539	128,245
FCP	380	25		95	7,916
FOP	162	30		49	4,083
FSP	133	40		53	4,417
TOTALS	2,214			1,736	144,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	114.4640	128.20	222,555	1965	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1539 HX Base Yr 2013



580 SW SIESTA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		144,661
TOTAL MARKET OB/XF VALUE		18,702
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		181,863
SOH/AGL Deduction		70,324
ASSESSED VALUE		111,539
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,817
TOTAL JUST VALUE		181,863
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,863

SALE:1:1: LOT 5, BLK 7, LAKE FOREST UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1729	POOL	50	01/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1246/2252	12/21/2012	WD	Q	I	01	107,000
GRANTOR: FRAN BOUDREAU						
GRANTEE: KEVIN J STEWART						
1148/2187	4/24/2008	WD	Q	I		175,000
GRANTOR: TERRY A VANPATTEN(TER						
GRANTEE: FRAN BOUDREAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W57 S27 E30 FOP= S6 E27N6 W27$ E27 FCP= E19 N20 W19 S20$ N20 FSP= E19 N7 W19 S7$ N7$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2000	2000	3	40	10,976	
5	0282	POOL ENCL	0	100	22	43	946.00	UT	15.00	15.00	100	2000	2000	3	40	5,676	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 18,702

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		*RSF-2	200.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS